



City of Farmington  
354 W. Main Street  
P.O. Box 150  
Farmington, AR 72730  
479-267-3865  
479-267-3805 (fax)

***PLANNING COMMISSION AGENDA***

***October 28, 2024***

**A meeting of the Farmington Planning Commission will be held on  
Monday, October 28, 2024, at 6:00 p.m. at City Hall  
354 W. Main Street, Farmington, Arkansas.**

1. Roll Call
2. Approval of the minutes –September 23, 2024
3. Comments from Citizens – the Planning Commission will hear brief comments at this time from citizens. No action will be taken. All comments will be limited to three minutes per person.

**1. PUBLIC HEARINGS**

**A. Variance – Variance – Paving Variance**

**Property owned by:** Blake Hendricks

**Property Location:** 26 W. Main St.

**Presented by:** Blake Hendricks

**B. Rezoning – From A-1 to RE-2**

**Property owned by:** Steven Church

**Property Location:** Wesley Stevens Road

**Presented by:** Crafton Tull

**Planning Commission Minutes  
September 23, 2024, at 6 PM**

- 1. ROLL CALL** – The meeting was called to order by Chair Robert Mann. A quorum was present.

**PRESENT**

Robert Mann, Chair  
Bobby Wilson  
Chad Ball  
Judy Horne  
Keith Macedo 6:08 pm  
Norm Toering  
Howard Carter

**ABSENT – Gerry Harris**

**City Employees Present:** Melissa McCarville, City Business Manager; Jay Moore, City Attorney; Rick Bramall, City Building Inspector; Chris Brackett, City Engineer; Bill Hellard, Fire Chief; LeAnn Tolleson, City Administrative Assistant

- 2. Approval of Minutes:** The August 26, 2024, minutes were unanimously approved as written.

**3. Comments from Citizens:**

Phyllis Young - 546 Goose Creek apologized to those that have already heard what she had to say at the City Council meeting on Sept. 9, 2024. Ms. Young brought a bucket of trash that she found on her property she picked up two weeks ago up against her fence. Ms. Young said that the trash was too heavy for the wind to blow it. She found a worker's boot setting up right against the fence, two workers gloves that did not blow across. Judy Horne had mentioned several meetings ago about Goose Creek Ph. 5 when Jorgensen's was here how bad the trash was. I know the city has laws about picking up trash, it is up to someone to enforce it. I called Rick Bramall's office and spoke to Chris McCarville; he gave me the number for DR Horton and the person I spoke with said he would take care of it. It was ok for a couple of days but then it was back to the way it was. I called Chris McCarville back and he would say he would talk to them again. Ms. Young stated someone needs to enforce the laws and they need to be stricter. Ms. Young went on to say that she still has water issues and that it didn't rain at her house today, but she had water going down the valley, and the city needs to help me and the citizens.

Having no further comments, Chairman Robert Mann closed the floor for public comments.

**1A. Request extension of Preliminary Plat- The Grove at Engles Mill- Ph. 4.**

Kendele Boyce from Crafton Tull explained that their project began last year without awareness of any sewer capacity issues. After progressing through planning and receiving city approval, the Department of Health raised concerns about capacity, prompting a sewer capacity study that identified several issues. They are now collaborating with the City of Fayetteville, RJM, and the City of Farmington's engineer to determine next steps. Due to these unexpected challenges, they are requesting a one-year extension on their timeline.

Chairman Robert Mann asked if she would go into more detail, asking Ms. Boyce what the issue was and if she would go into more depth of what's going on.

Ms. Boyce explained that much of Farmington relies on a main trunk line for sewer services, including the proposed development. During a sewer capacity analysis, concerns arose about the possibility of all toilets flushing simultaneously. The analysis revealed existing capacity issues, and due to health regulations, they cannot increase flow through the current pipes until they are upgraded.

Chris Brackett, City Engineer stated if the Planning Commission granted the extension, they will be subject to all conditions and approvals from the April 23, 2023, meeting.

Chad Ball asked the question, is there a timetable that City of Fayetteville gave you to complete their work so you can complete your study? Ms. Boyce mentioned that there have been several delays, but they are finally establishing a timetable, and she plans to meet with the City of Fayetteville in the next month or so.

Judy Horne asked Ms. Boyce if the city must expand the lines, or would that be City of Fayetteville? Ms. Boyce answered by saying a lot of the logistics is why we are asking for the extension. Judy Horne then said her concern and asked if we were running out of capacity. City Business Manager Melissa McCarville stated that it only involves the lines pertaining to this subdivision. The lift station that we built ten years ago has capacity for twenty-six thousand people in the City of Farmington.

**Public Comment:**

Mark Marquess, Riverwood Homes and developer of Engles Mill said about four and a half years ago, we purchased this property and collaborated with Riggins, who acquired Wagon Wheel. Together, we participated in the master planning process and contributed to the installation of a lift station. A sewer study was conducted at that time by Southwinds, and our combined investment in the project exceeded seven figures. We thought all these capacity issues had been taken care of and it came to a surprise to us about four to five months ago because it was already approved by the City of Fayetteville. When it goes to the City of Fayetteville it got sent to the Department of Health who is looking at everything differently. We don't know what the cost will be and will have to sit down and visit. We have the sewer study with RGM once we get that back from them, we will share it with everyone.

Having no further comments, Chairman Robert Mann closed the floor for public comments.

Keith Macedo asked what does the state say is wrong with the sewer? Ms. Boyce stated the state didn't call out any certain issues they mentioned they would like to see an in-depth sewer capacity analysis of our down streamlines.

Chad Ball expressed concern and explained that when any toilet at the high school or any toilet on Southwinds is flushed, it crosses a single line across Main Street. His worry is that this could lead to capacity problems.

Chairman Mann called for question to approve the request to extend the preliminary Plat for The Grove at Engles Mill-Ph. 4 upon roll call vote, the request to extend passed unanimously.

**1B. Rezoning – From R-1 & R-2 to R-3, Property owned by DRP Holdings, Location –North side of Wilson Street., Presented by Jorgensen & Associates.**

No one from Jorgensen & Associates were in attendance.

Bobby Wilson commented this is twice no one has shown up. Chairman Robert Mann commented we can move on and maybe someone will be here soon. Bobby Wilson said he wanted to make a motion to take no action. City Attorney, Jay Moore stated you called it and if there is not enough evidence to vote it can be denied. You need to make a motion to vote on it considering the circumstances and that would be his recommendation. Keith Macedo commented it should be handled just like if they weren't here. We call the item, ask if anyone here to represent and move on.

**Public Comment: None**

Chad Ball voiced his concern and said over 50 acres of land with 35 feet of frontage is very concerning for him and he would not support it, said it is too small going from 75 feet to 35 feet.

City Business Manager Melissa McCarville said she had one issue if “we” the city errored by putting it back on the agenda and I would have to go back and look through emails to see if we weren’t given a direction from Jorgensen or the developer that they wanted to pursue it this month.

City Attorney, Jay Moore stated you could vote to turn it down tonight but could reconsider if they didn’t have proper notice to be here.

Chairman Mann called for question to approve Rezoning R-1 & R-2 to R-3, north side of Wilson St. subject to the vote will be revisited in the event if we find out the city made an error. upon roll call vote, failed 5-1 Keith Macedo voting yes.

**1C. Rezoning – From A-1 to MF-2, Property owned by MRS Enterprises, Location –229 N. Broyles Street., Presented by Engineering Services.**

Jason Apple, Engineering Services, Inc.; Commented that he is here to discuss the rezoning at 229 N. Broyles. We discussed this at the last work session and are looking at getting an MF-2 zoning for the property.

Chad Ball asked Mr. Apple why those chose MF-2 opposed to MF-1 and where it describes MF-1 as being the buffer between residential and high-density transition and that’s what you said on your application when we spoke last week. Mr. Apple answered and said we said that the MF-2 buffer would start from Broyles and work into the side streets. Based on feedback they are concerned with traffic.

Judy Horne voiced her concern stating she was concerned about the setbacks behind where people already live there. Judy Horne asked the planning commission could they request to change the setbacks. Chairman Robert Mann, answered no, it’s an ordinance and then asked if there are residents adjacent to the property and was told no. Judy Horne said she was just concerned because there are some houses that are adjacent. City Attorney, Jay Moore then asked Ms. Horne what do you propose the people do with the land? Ms. Horne answered she would be more favorable with a PUD then the commission could look at it and say you can’t put them there. Chairman Mann stated this is about rezoning.

**Public Comment:**

Steven Claypool, 221 Broyles; Mr. Claypool said his property is bordered by the north and the west property. There are two houses on Broyles that border the property, there are three or four houses on the southside of the property. He went on to say that he has lived there since 2009 and is very familiar with the property, there are drainage issues, and his biggest concern is going to be traffic. Broyles has turned into a major thoroughfare and it’s getting worse.

Having no further comments, Chairman Robert Mann closed the floor for public comments.

Chairman Mann called for question to approve Rezoning A-1 to MF-2 upon roll call vote, passed 5-1 Judy Horne voting no.

**Adjournment:** Having no further business, motion was made and seconded to adjourn; it was approved unanimously, and meeting was adjourned.

# City of Farmington, Arkansas

## Application for Variance/Waiver



Please fill out this form completely, supply all necessary information to support your request. Your application will not be placed on the agenda for Planning Commission/Board of Adjustment until all information is furnished.

Applicant: Hedi Lube Garage LLC

Day phone: 479-267-3660

Address: 26. W. Main St. Farmington Ar 72730

Fax: —

Representative: Blake Hendricks

Day phone: 479-267-3660

Address: P.O. Box 11457 Farmington Ar 72730

Fax: —

Property Owner: Blake + Heather Hendricks

Day phone: 479-973-3584

Address: 11457 Barbours Rd. Prairie Grove Ar 72753 Fax: —

Indicate where the correspondence shall be sent (circle one): Applicant Representative Owner

Describe Proposed Property In Detail (Attach additional pages if necessary)

Property description: Automotive Service + Repair - Legal Description attached

Site address: 26. W. Main St. Farmington Ar 72730

Current zoning: C2

Attach legal description and site plan (a scaled drawing of the property showing accurate lot lines, surrounding zoning, adjacent owners and a north arrow is required.) Attach photos if they are helpful in describing your request.

Type of variance requested and reason for request:

Variance Type - Paying

Explanation of Request - See attached

Responsibilities of the Applicant:

1. Complete application and pay a \$25.00 application fee.
2. Provide a copy of the deed for the property. If the property is rented, provide written permission from the owner that the variance is allowable.
3. Written authorization from the property owner if someone other than the owners will be representing the request.
4. Publish the following notice in a newspaper of general circulation in the City no later than 15 days prior to the meeting, A copy of the proof of publication from the newspaper must be provided to the City 3 days before the meeting:

## NOTICE OF PUBLIC MEETING

A petition for a variance at the property described below has been filed with the City of Farmington on the 8 day of October, 2024.

### **PLACE LEGAL DESCRIPTION HERE AND DESCRIPTION OF THE VARIANCE HERE**

A public meeting to consider this request for variance at the above described property will be held on 28 day of October, 2024, at 6:00 p.m. at Farmington City Hall, 354 West Main, Farmington, Arkansas. All interested persons are invited to attend.

Applicant/Representative: *I certify under penalty of perjury that the foregoing statements and answers herein made, all data, information and evidence herewith submitted are in all respects, to the best of my knowledge and belief, true and correct. I understand that submittal of incomplete, incorrect or false information is grounds for invalidation of the application. I understand that the City of Farmington may not approve my application or may set conditions on approval.*

 \_\_\_\_\_ Date 10.1.24  
Applicant Signature

Property Owner/Authorized Agent: *I certify under penalty of perjury that I am the owner of the property that is the subject of this application and that I have read this application and consent to its filing. (If signed by the authorized agent, a letter from the property owner must be provided indicating the agent is authorized to act on their behalf.)*

 \_\_\_\_\_ Date 10.1.24  
Owner/Agent Signature

## EXHIBIT "A"

Beginning at a point 278.04 feet West of the Northeast corner of the Northeast Quarter (NE ¼) of the Northwest Quarter (NW ¼) of Section Twenty-six (26), Township Sixteen (16) North, Range Thirty-one (31) West, Washington County, Arkansas and running thence North 89 degrees 23 minutes West 150.0 feet, thence South 294.82 feet to the North right of way of Highway 62, thence along said right of way North 88 degrees 43 minutes East to a point which is due South of the point of beginning, thence North to the point of beginning.

### LESS AND EXCEPT:

Part of the Northeast Quarter of the Northwest Quarter of Section 26, Township 16 North, Range 31 West, Washington County, Arkansas, more particularly described as follows: Starting at a 1 inch angle iron being used as the Northwest 1/16 corner of Section 26; thence N02°12'22"E along the West line of the Northeast Quarter of the Northwest Quarter of Section 26 a distance of 1034.39 feet to a point on the Northerly right of way line of U.S. Highway 62 as established by AHTD Job 4705-2; thence S87°46'47"E along said right of way line a distance of 423.81 feet to a point; thence S87°33'04"E along said right of way line a distance of 332.81 feet to a point; thence S87°31'09"E along said right of way line a distance of 138.03 feet to a point; thence N02°28'51"E along said right of way line a distance of 5.00 feet to a point; thence S87°31'09"E along said right of way line a distance of 2.45 feet for the point of beginning; thence N02°08'02"E a distance of 11.50 feet to a point on the Northerly right of way line of U.S. Highway 62 as established by AHTD Job R40082; thence S88°15'56"E along said right of way line a distance of 149.33 feet to a point; thence S02°08'02"W a distance of 12.83 feet to a point on the Northerly right of way line of U.S. Highway 62 as established by AHTD Job 4705-2; thence in a Northwesterly direction along said right of way line on a curve to the right having a radius of 778.40 feet, a distance of 30.98 feet, having a chord bearing of N88°39'34"W a distance of 30.98 feet to a point; thence N87°31'09"W along said right of way line a distance of 118.35 feet to the point of beginning and containing 0.04 acres or 1,857 square feet more or less as shown on plans prepared by the AHTD referenced as Job R40082.

Subject to easements, rights-of-way, and protective covenants of record, if any.

Subject to all prior mineral reservations and oil and gas leases.



# Washington County

Assessor's Office

Russell Hill, Assessor



Date Created: 10/3/2024  
Created By: actDataScout

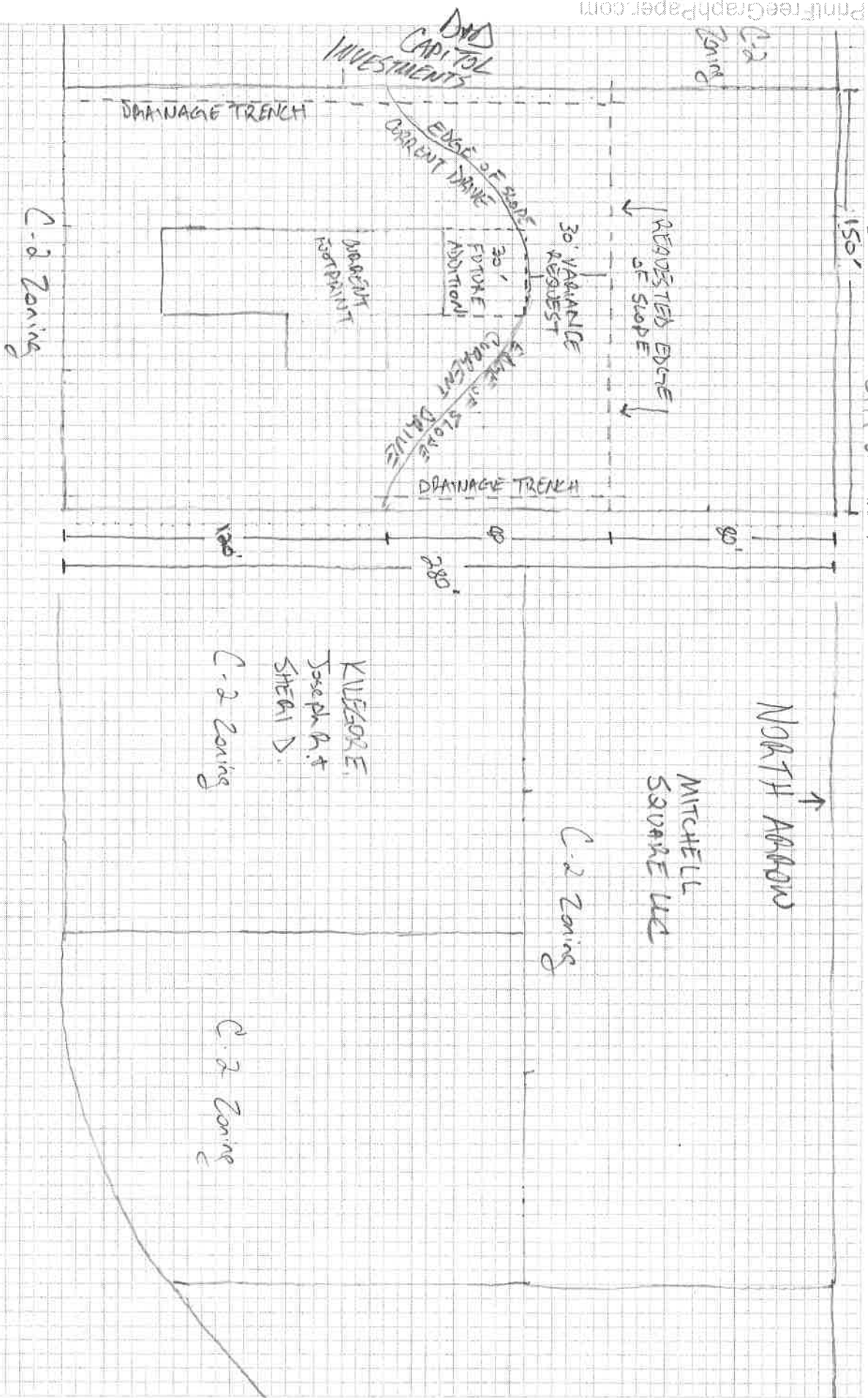
↑C-2 Zoning ↑C-2 Zoning ↑C-2 Zoning ↑C-2 Zoning ↑C-2 Zoning

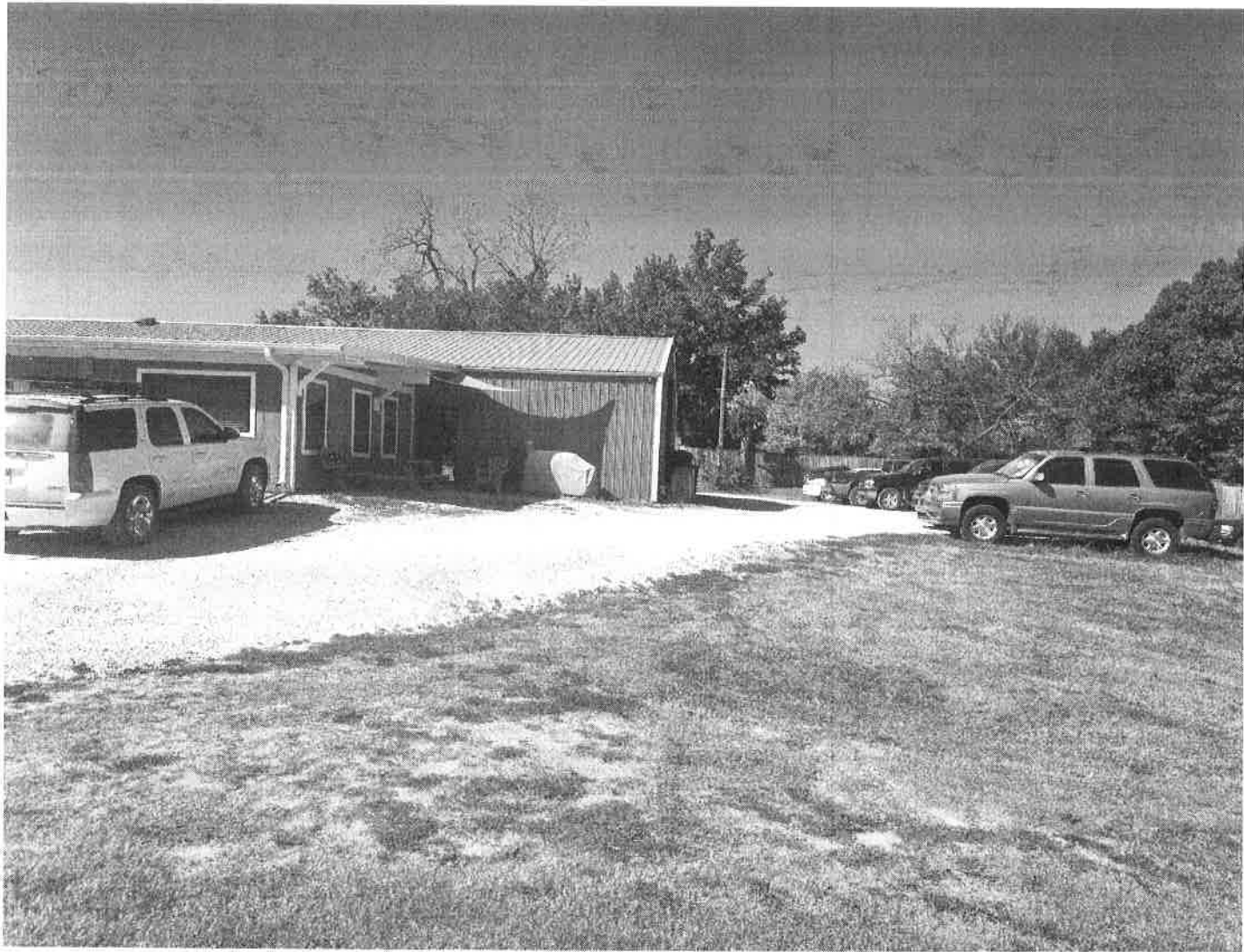
1 inch = 95 feet  
↑SCALE↑



# A-1 Zoning - City of Emmonstow

PrintFreeGraphPaper.com





Current Drive



- Example of current slope
- This slope will have to be used as a drive to maintain business operations
- The drive is used by customers, employees and also large, top heavy delivery diesel Trucks and Utility companies

## Explanation of Request of Variance

As proud local business owners in our beautiful City of Farmington, we are requesting a variance to the city ordinance regarding paving new gravel on existing commercial real-estate.

An addition to the northern portion of our building by approximately 30 feet is a necessary course of action to facilitate the growth that our business has been experiencing.

This addition, however, will encroach so much on our current driveway that it will force the driveway further north to a slope on the property. The steep grade of this slope will make the location of the new driveway unsafe for passage by any motor vehicle.

This driveway is necessary to continue business operations due to the fact that it is used by customers, employees and large (top heavy) diesel delivery trucks and utility companies.

We are respectfully requesting approval by the commission to extend our current driveway approximately 30 feet further north by adding fill dirt and gravel to accommodate a safe, flat and functional driveway for all of those that use it.

We plan to pave our lot entirely once the property has been developed to fully meet the demands our growth. Growth projections suggest that we should be able to accomplish this within the next year, however, further growth could require more additions that could extend the time frame of the paving.

My wife and I feel that our consistent improvements and developments that we have made to our property over the past 4 years should stand as a testament to our dedication to continue to contribute to the beautification of our amazing community as it evolves.

Respectfully,  
Blake & Heather Hendricks (Owners)  
Redi Lube Garage LLC

**File# 2021-00035794**

After recording please return to:  
Waco Title Company  
2592 S. 48th St.  
Springdale, AR 72762

**WARRANTY DEED  
(UNMARRIED)**

File #: 2115815-103

**KNOW ALL MEN BY THESE PRESENTS:**

That I, **Talisa Mae Lowe**, an unmarried person, hereinafter called GRANTOR, for and in consideration of the sum of ~~---ONE AND 00/100---~~ DOLLARS~~---(\$1.00)---~~ and other good and valuable consideration in hand paid by **Jonathan Blake Hendricks and Heather Lynn Hendricks, husband and wife**, the receipt of which is hereby acknowledged, do hereby grant, bargain, sell and convey unto the said **Jonathan Blake Hendricks and Heather Lynn Hendricks, husband and wife**, hereinafter called GRANTEE(S) and unto their heirs and assigns forever, the following lands lying in **Washington County, Arkansas** to-wit:

**SEE ATTACHED EXHIBIT "A"**

**TO HAVE AND TO HOLD** the same unto the said Grantee(s) and unto their heirs and assigns forever, with all appurtenances thereunto belonging. And I hereby covenant with said Grantee(s) that I will forever warrant and defend the title to the said lands against all claims whatsoever

Prepared under the supervision of  
Buckley Bridges, Attorney  
2592 S. 48th St.  
Springdale, AR. 72762



WITNESS my hand and seal on this 15 day of September, 2021.

I certify under penalty of false swearing that documentary stamps  
or a documentary symbol in the legally correct amount has been  
placed on this instrument.

GRANTEE OR AGENT

Telisa M. Lowe  
Telisa Mae Lowe

GRANTEE'S ADDRESS

### ACKNOWLEDGMENT

STATE OF

Arkansas

COUNTY OF

Washington

SS.

**BE IT REMEMBERED**, that on this day came before the undersigned, a Notary Public, duly commissioned, qualified and acting, within and for the said County and State, and appeared in person the within named **Telisa Mae Lowe** known to me or satisfactorily proven to be the person whose name is subscribed to the within instrument and acknowledged that she had so signed, executed and delivered said instrument for the consideration, uses and purposes therein mentioned and set forth.

**IN TESTIMONY WHEREOF**, I have hereunto set my hand and official seal this 15 day of September, 2021.

Kristi Phillips  
Notary Public

My commission expires:

10.29.2024





STATE OF ARKANSAS  
DEPARTMENT OF FINANCE AND ADMINISTRATION  
MISCELLANEOUS TAX SECTION  
P.O. BOX 896, LITTLE ROCK, AR 72203-0896

**Real Estate Transfer Tax Stamp**

Proof of Tax Paid



File Number: 2115815-103

**Grantee:** JONATHAN AND HEATHER HENDRICKS  
**Mailing Address:** PO BOX 1604  
FARMINGTON AR 727300000

**Grantor:** TELISA MAE LOWE  
**Mailing Address:** 2849 ARCHIE WATKINS RD  
FARMINGTON AR 727300000

**Property Purchase Price:** \$388,876.77  
**Tax Amount:** \$1,283.70  
**County:** WASHINGTON  
**Date Issued:** 09/16/2021  
**Stamp ID:** 614819840

Washington County, AR  
I certify this instrument was filed on  
9/16/2021 11:36:38 AM  
and recorded in REAL ESTATE

File# 2021-00035794  
Kvle Sylvester - Circuit Clerk

I certify under penalty of false swearing that documentary stamps or a documentary symbol in the legally correct amount has been placed on this instrument

**Grantee or Agent Name (printed):** Jonathan Hendricks  
**Grantee or Agent Name (signature):** WACO Title as Agent **Date:** SEP 16 2021  
**Address:** \_\_\_\_\_  
**City/State/Zip:** \_\_\_\_\_



Account #: STNRLG

Company: NWC REDI LUBE GARAGE

26 W Main St

Farmington, AR 72730-3087

Ad number #: 446002

PO #:

Matter of: A public meeting to consider this request

**AFFIDAVIT • STATE OF ARKANSAS**

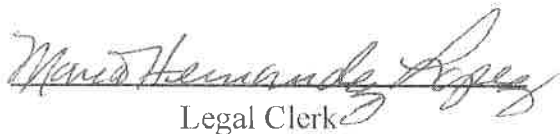
I, Maria Hernandez-Lopez, do solemnly swear that I am the Legal Clerk of the **NWA Democrat Gazette**, a daily newspaper printed and published in WASHINGTON/BENTON county, State of ARKANSAS; that I was so related to this publication at and during the publication of the annexed legal advertisement in the matter of:

A public meeting to consider this request

Pending in the court, in said County, and at the dates of the several publications of said advertisement stated below, and that during said periods and at said dates, said newspaper was printed and had a bona fide circulation in said County, that said newspaper had been regularly printed and published in said county, and had a bona fide circulation therein for the period of one month before the date of the first publication of said advertisement; and that said advertisement was published in the regular daily issues of said newspaper as stated below.

And that there is due or has been paid the **NWA Democrat Gazette** for publication the sum of \$24.32.  
(Includes \$0.00 Affidavit Charge).

**NWA Democrat Gazette 10/06/24; NWA nwaonline.com 10/06/24**

  
Legal Clerk

State of ARKANSAS, County of Sebastian,

Subscribed and sworn to before me on this 7th day of October, 2024

  
NOTARY PUBLIC



Redi Lube Garage LLC  
26 W. Main St.  
Farmington Ar 72730

A public meeting to consider  
this request for a paving vari-  
ance at the above described  
property will be held on 28th of  
October, 2024 at 6:00P.M. at  
Farmington City Hall, 354 West  
Main, Farmington Arkansas. All  
interested persons are invited to  
attend. October 3, 2024.

October 6, 2024 446002

## City of Farmington Application for Rezoning

Please fill out this form completely, supply all necessary information to support your request. Your application will not be placed on the agenda for Planning Commission until all information is furnished.

Applicant: Baumann Construction, LLC Day Phone: 479-225-0182

Address: 124 W Sunbridge Dr, Suite 8, Fayetteville, AR Fax: \_\_\_\_\_

Representative: Crafton Tull; Caroline Gardner Day Phone: 479-878-5801

Address: 300 N College Ave Suite 317, Fayetteville, AR Fax: \_\_\_\_\_

Property Owner: Steven Church Day Phone: \_\_\_\_\_

Address: 1 CORA CIR, BELLA VISTA, AR 72715 Fax: \_\_\_\_\_

Indicate where correspondence should be sent (circle one): Applicant -- Representative -- Owner

Describe Proposed Property In Detail (Attach additional pages if necessary)

### Property Description

Site Address -- Wesley Stevens Rd (Parcel ID 760-01827-000)

Current Zoning -- A-1 Proposed Zoning -- RE-2

Attach legal description and site plan (a scaled drawing of the property to be rezoned showing accurate lot lines, surrounding zoning, adjacent owners and a north arrow is required.)

See attached legal description warranty deed and zoning map

### Type of zoning requested and reason for request:

Our client would like to rezone this property from A-1 to RE-2. With growth in Northwest Arkansas, we feel this property is prime opportunity to accommodate it with low-density, large estate lots. We feel this zoning is compatible and a good transition with surrounding zoning, RE-1 to the south, R-1 to the east, and A-1 to the north and west.

### Responsibilities of the Applicant:

1. The applicant shall be responsible for providing the name and address of all adjacent property owners. The notice to all adjacent property owners must be sent by certified mail, return receipt requested at least ten (10) days prior to the Planning Commission meeting. Evidence in the form of a signed Affidavit (see attached), that notice has been given to all adjacent property owners by certified mail, return receipt requested, will be submitted. Notification should be sent after the City of Farmington has accepted the application and the date of the public hearing has been confirmed. The required Affidavit and supporting exhibits (mailing receipts, list of property owners of record and copy



of notice) shall be filed with the City of Farmington no later than seven (7) days prior to the meeting date. A sample notice is attached.

2. Pay a \$25.00 application fee
3. Provide a copy of the deed of the property.
4. Written authorization from the property owner if someone other than the owner will be representing the request.
5. Publish the following notice of public hearing in a newspaper serving the City (*Northwest Times, the Morning News, Arkansas Democrat-Gazette or The Farmington Post*). **THE NOTICE MUST APPEAR IN THE PAPER A MINIMUM OF 15 DAYS BEFORE THE PUBLIC HEARING DATE.**

### NOTICE OF PUBLIC HEARING

A petition to rezone the property as described below has been filed with the City of Farmington on the 30 day of September, 2024.

### PLACE LEGAL DESCRIPTION OF PROPERTY HERE

A public hearing to consider this request to rezone the above described property from A-1 to RE-2 will be held on the 28 day of October, 2024, at 6:00 p.m. at Farmington City Hall, 354 West Main, Farmington, Arkansas. All interested persons are invited to attend.

A copy of the proof of publication from the newspaper must be provided to the City 10 days before the meeting.

The City will post a sign on the property at a location visible to the public, notifying the public of the intent to rezone the property.

**Applicant/Representative:** *I certify under penalty of perjury that the foregoing statements and answers herein made, all data, information and evidence herewith submitted are in all respects, to the best of my knowledge and belief, true and correct. I understand that submittal of incomplete, incorrect or false information is grounds for invalidation of the application. I understand that the City of Farmington may not approve my application or may set conditions on approval.*

Steven Church 09/25/2024  
Date

**Applicant Signature**

**Property Owner/Authorized Agent:** *I certify under penalty of perjury that I am the owner of the property that is the subject of this application and that I have read this application and consent to its filing. (If signed by the authorized agent, a letter from the property owner must be provided indicating that the agent is authorized to act on his behalf.)*

Steven Church 09/25/2024  
Date

**Owner/Agent Signature**

## AFFIDAVIT

I hereby certify that I Caroline Gardner  
Print name

acting as agent/owner, have provided notice to affected parties in accordance with the requirements set forth in the instruction given with the application and that the notice information provided is to the best of my knowledge true and factual. I am hereby enclosing the following supporting documents: copy of the notice, mailing receipts, list of property owners of record, return cards, and any notices that were undeliverable.

Signature: Caroline Gardner

Date: 09/27/2024

**NOTICE OF PUBLIC HEARING BEFORE  
THE FARMINGTON PLANNING COMMISSION  
ON AN APPLICATION TO REZONE PROPERTY**

**To All Owners** of land lying adjacent to the property at:

Wesley Stevens Rd (Parcel ID 760-01827-000)

Location

Steven Church

Owned by

NOTICE IS HEREBY GIVEN THAT an application has been filed for REZONING of the above property from A-1 to RE-2.

A public hearing on said application will be held by the Farmington Planning Commission at Farmington City Hall, 354 W. Main St. on October 28, 2024 at 6:00 p.m.

All parties interested in this matter may appear and be heard at said time and place; or may notify the Planning Commission of their views on this matter by letter. All persons interested in this request are invited to call or visit the City Business Manager at City Hall, 354 W. Main, 479-267-3865.

## AGENT AUTHORIZATION

I (We), Steven Church, the owner(s) of the real property described in the attached application, do authorize as my (our) agent(s), Crafton Tull & Associates, to represent me (us) regarding the attached application and to appear on my (our) behalf before any administrative or legislative body in the City of Farmington considering this application and to act in all respects as our agent in matters pertaining to the attached application.

Steven Church

**Property Owner – Signature**

9/25/2024

**Property Owner - Print**

Steven Church


**Property Owner – Signature**

9/25/2024

**Property Owner - Print**

**THIS INSTRUMENT PREPARED BY:**

Miller Law Offices  
P. O. Box 3354  
Fayetteville, AR 72702

  
Doc ID: 018455440004 Type: REL  
Kind: WARRANTY DEED  
Recorded: 02/26/2019 at 01:39:48 PM  
Fee Amt: \$30.00 Page 1 of 4  
Washington County, AR  
Kyle Sylvester Circuit Clerk  
File **2019-00005068**

**TRUSTEE'S  
WARRANTY DEED**

**KNOW ALL MEN BY THESE PRESENTS:**

That Alice N. Porter, Trustee of the Porter Family Trust, dated May 17, 1998, hereinafter referred to as Grantor, for and in consideration of the sum of \$1.00 and other good and valuable consideration in hand paid by Adam C. Porter and Brad A. Porter, as Tenants in Common, hereinafter referred to as Grantees, does hereby grant, bargain, convey and sell unto the said Grantees, and the Grantees' heirs and assigns, the following described land, situate in Washington County, State of Arkansas, to-wit:

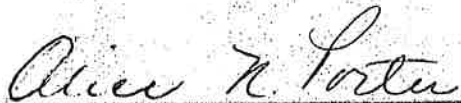
An undivided one-sixth (1/6) interest in the following lands located in Washington County, Arkansas, to-wit:

The Southeast Quarter (SE1/4) of the Southeast Quarter (SE1/4) of Section Twenty-one (21), Township Sixteen (16) North, Range Thirty-one (31) West of the 5<sup>th</sup> P.M., containing Forty (40) acres, more or less.

Subject to easements, rights-of-way, and restrictions of record, if any.

**TO HAVE AND TO HOLD** said lands and appurtenances thereunto belonging, unto the said Grantees, and the Grantees' heirs and assigns, forever. And I, the said Grantor, hereby covenant that said Trust is lawfully seized of said lands and premises, that the same is unencumbered, and that the undersigned is the duly appointed and acting Trustee of the Trust. Alice N. Porter has proper authority to make this conveyance, and will forever Warrant and defend the title to said lands against all legal claims whatsoever.

**WITNESS** my hand and seal as the duly appointed Trustee of the Potter Family Trust, dated May 17, 1998, on this, the 19 day of February, 2019.



Alice N. Porter, Trustee of the Porter Family  
Trust, dated May 17, 1998



**ACKNOWLEDGMENT**

**STATE OF CALIFORNIA**

**COUNTY OF** San Diego

On this the        day of                     , 2019, before me, a notary public, personally appeared Alice N. Porter, Trustee of the Porter Family Trust, dated May 17, 1998, known to me (or satisfactorily proven) to be the person whose name is subscribed to the foregoing instrument and acknowledged that she had executed the same on behalf of the Trust for the consideration, uses, and purposes therein set forth.

In witness whereof I hereunto set my hand and official seal.

See Attachment  
Notary Public

My Commission Expires:

See Attachment



# All-purpose Acknowledgment California only

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

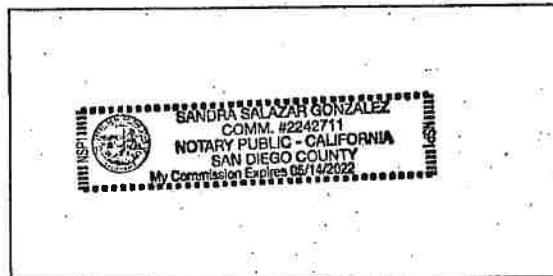
County of

San Diego

On 2/19/19 before me, Sandra Salazar Gonzalez, Notary Public (here insert name and title of the officer),

personally appeared Alice N. Porter

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



Notary Seal

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand  
and official seal.

Signature

[Signature]

## For Bank Purposes Only

Description of Attached Document

Type or Title of Document

Affidavit of Compliance

Document Date

2/19/19

Number of Pages

1

Signer(s) Other Than Named Above



FO01-000DSG5350CA-01



STATE OF ARKANSAS  
DEPARTMENT OF FINANCE AND ADMINISTRATION  
MISCELLANEOUS TAX SECTION  
P.O. BOX 896, LITTLE ROCK, AR 72203-0896

## Affidavit of Compliance



File Number: none

**Grantee:** ADAM C. AND BRAD A. PORTER  
**Mailing Address:** 13318 NEDDICK AVE.  
POWAY CA 920640000

**Grantor:** <sup>and</sup> PORTER FAMILY TRUST  
**Mailing Address:** UNIT 18, 18950 CAMINITO CANTILENA  
SAN DIEGO CA 921281090

**Property Purchase Price:** \$0.00

**Tax Amount:** \$0.00

**County:** WASHINGTON

**Date Issued:** 02/15/2019

**Affidavit ID:** 410374144

The grantee/grantor claims the following exemption to the Real Estate Transfer Tax:

A transfer price of one hundred dollars (\$100) or less

I certify under penalty of false swearing that documentary stamps or a documentary symbol in the legally correct amount has been placed on this instrument

**Grantee or Agent Name (printed):** Alice N. Porter

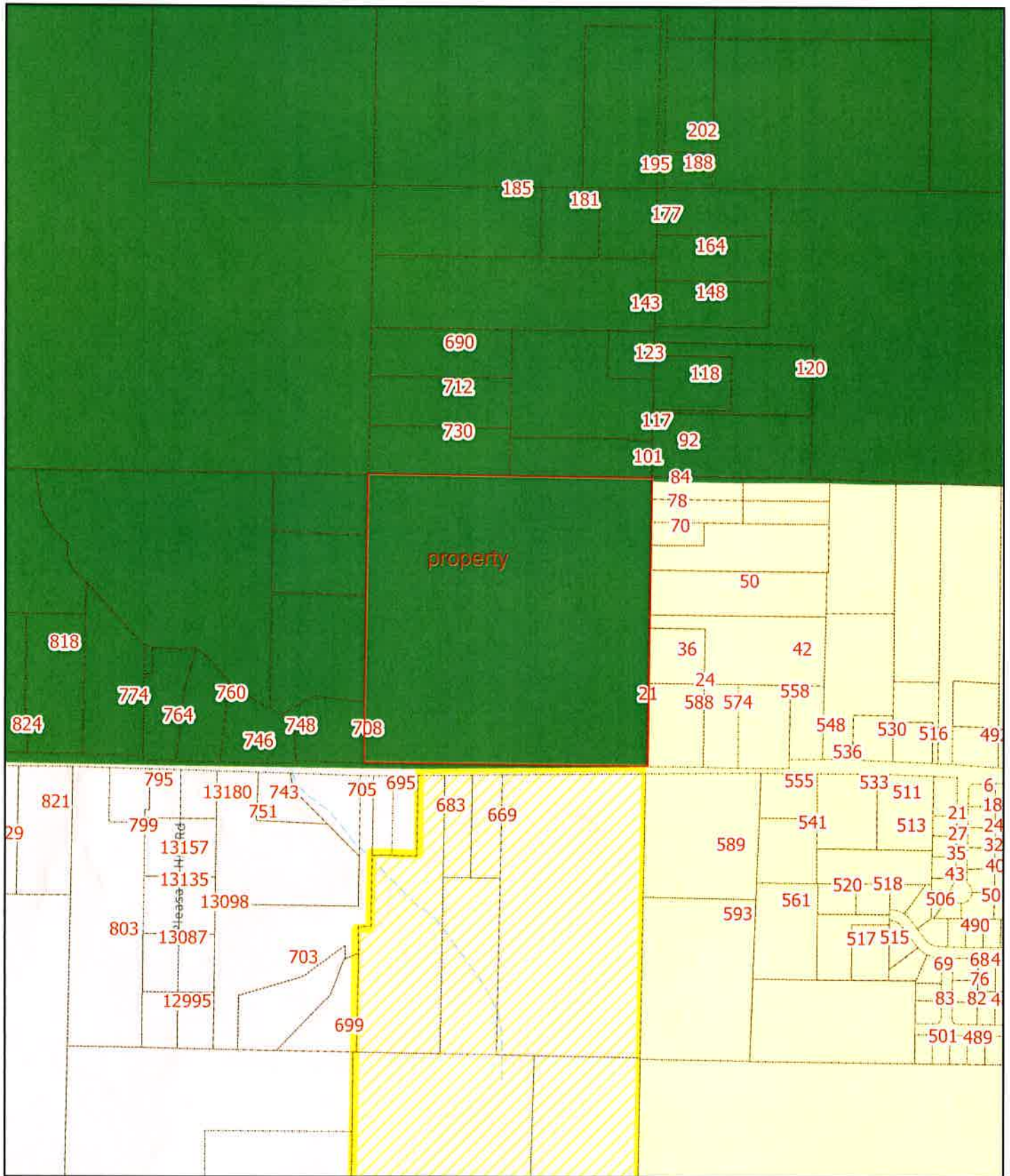
**Grantee or Agent Name (signature):** Alice N. Porter **Date:** Feb. 19, 2019

**Address:** 18950 Caminito Cantilena #18





**City/State/Zip:** San Diego, CA 92128

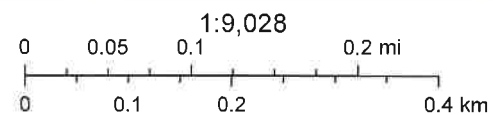


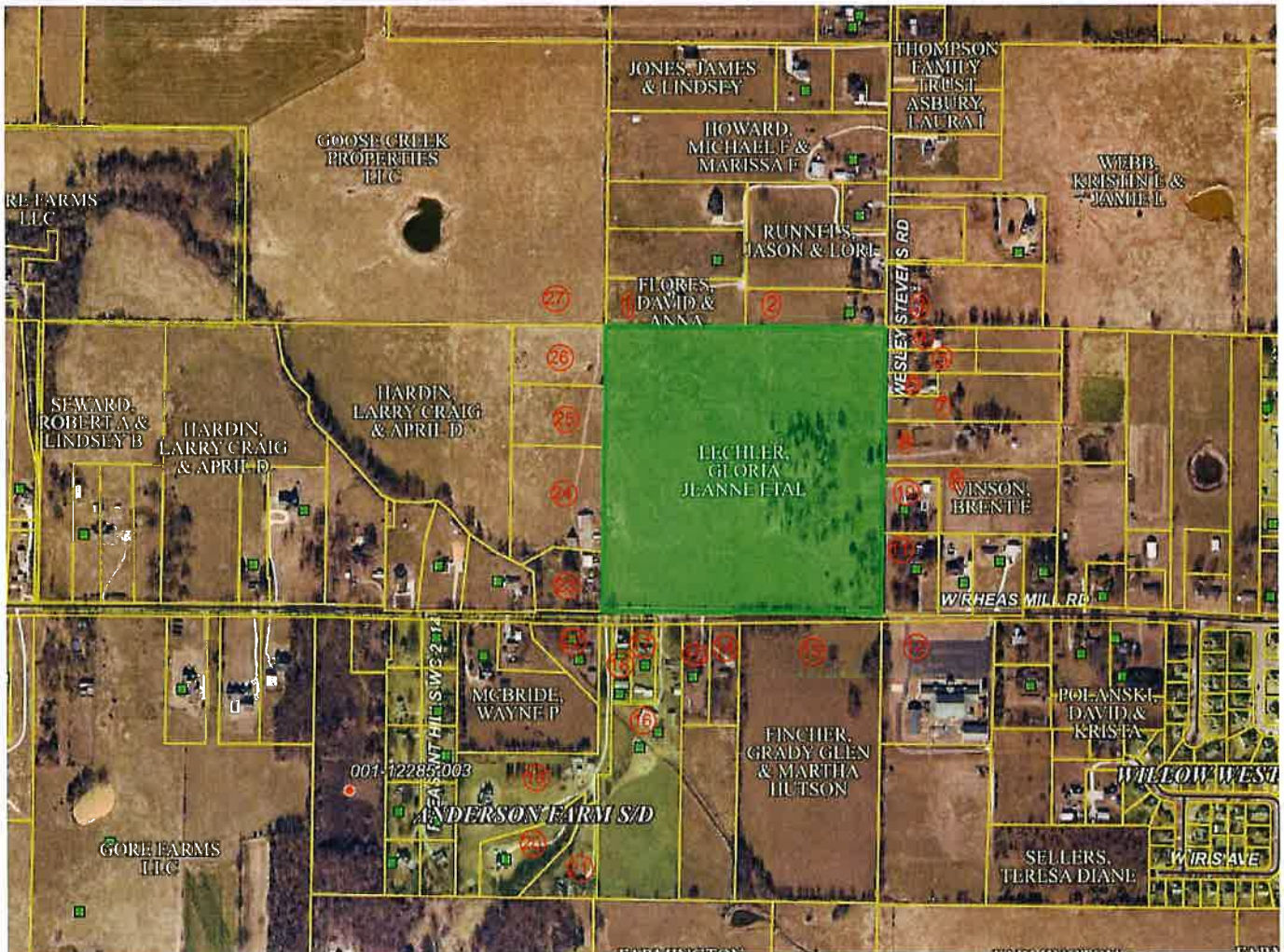
## ArcGIS Web Map



9/25/2024, 6:08:07 PM

 Parcels\_WashingtonCounty  R-1  
 Addresses\_WashingtonCounty  RE-1  
 Farmington Zoning







	Parcel ID	First Owner Name	Owner Address	Owner City	Owner State	Owner Zip
1	760-01825-005	DAVID & ANNA FLORES	730 LINDLE RD	FARMINGTON	AR	72730
2	760-01825-000	ROBERT BLAIN & LORETTA JONES	101 WESLEY STEVENS RD	FARMINGTON	AR	72730
3	760-01845-000	MATTHEW RICHARD TAYLOR & STEPHANIE ROXANNE OUYOUMJIAN	92 WESLEY STEVENS RD	FARMINGTON	AR	72730
4	760-01855-000	EVERETTE M & CAROL ROSEBEARY	84 WESLEY STEVENS RD	FARMINGTON	AR	72730
5	760-01847-000	ARTISTRY HOMES LLC	92 WESLEY STEVENS RD	FARMINGTON	AR	72730
5	760-01847-000	ARTISTRY HOMES LLC	78 WESLEY STEVENS RD	FARMINGTON	AR	72730
6	760-01849-000	RICK A & LINDA D HAMMONS	70 WESLEY STEVENS RD	FARMINGTON	AR	72730
7	760-01848-000	ROBERTO C & ISELA MENDOZA	2501 W ARTHUR HARD ST	FAYETTEVILLE	AR	72703
8	760-01859-000	KRISTIN E & JAMIE L WEBB	50 WESLEY STEVENS RD	FARMINGTON	AR	72730
9	760-01857-000	BRENT E VINSON	541 RHEAS MILL RD	FARMINGTON	AR	72730
10	760-01857-001	WILLIAM CARY & SARA ELIZABETH WEAVER	36 WESLEY STEVENS RD	FARMINGTON	AR	72730
11	760-01853-002	SCOT E & BETH A WILES	588 RHEAS MILLS RD	FARMINGTON	AR	72730
12	760-01911-000	FIRST BAPTIST CHURCH, FARMINGTON	1529 DEVONSHIRE PL	FAYETTEVILLE	AR	72703
13	760-01927-000	GRADY GLEN & MARTHA HUTSON	1923 JOYCE BLVD, APT 204	FAYETTEVILLE	AR	72703
14	760-01928-001	GRIFFIN SCOTT PRIOR	669 RHEAS MILLS RD	FARMINGTON	AR	72730
15	760-01928-000	JOSHUA M & KAYLA A TIVIS	673 RHEAS MILLS RD	FARMINGTON	AR	72730
16	760-01940-000	DUSTIN LEE & STACYE LUCILLE STEWART	683 RHEAS MILL RD	FARMINGTON	AR	72730
17	760-01941-000	BETTY ALLEN HUMMEL REVOCABLE TRUST	683 RHEAS MILL RD	FARMINGTON	AR	72730
18	760-1942-000	IAN CHRISTOPHER & MICHELLE MARIE JAMES	695 RHEAS MILL RD	FARMINGTON	AR	72730
19	096-03450-000	CALVIN JAMES & TONIA SUE RAMAKER	703 RHEAS MILL RD	FARMINGTON	AR	72730
20	096-03450-002	WANDA I MURRAY	701 RHEAS MILL RD	FARMINGTON	AR	72730
21	096-03450-001	MICHEAL D & SANDRA D WILLIAMS	699 RHEAS MILL RD	FARMINGTON	AR	72730
22	001-12283-000	BRADY L & AMY C MEADORS	558 N RIDING RIDGE RD	FAYETTEVILLE	AR	72704
23	760-01836-001	MARY LOU GIBBANY	708 RHEAS MILL RD	FARMINGTON	AR	72730
24	760-01836-000	LARRY CRAIG & APRIL D HARDIN	4790 W PLYMOUTH ROCK PL	FAYETTEVILLE	AR	72704
25	760-01834-000	LARRY CRAIG & APRIL D HARDIN	4790 W PLYMOUTH ROCK PL	FAYETTEVILLE	AR	72704
26	760-01835-000	LARRY CRAIG & APRIL D HARDIN	4790 W PLYMOUTH ROCK PL	FAYETTEVILLE	AR	72704
27	760-02375-000	GOOSE CREEK PROPERTIES, LLC	496 DOUBLE SPRINGS RD	FARMINGTON	AR	72730

### Legal Description

An undivided one-sixth ( $1/6$ ) interest in the following lands located in Washington County, Arkansas, to-wit:

The Southeast Quarter (SE  $1/4$ ) of the Southeast Quarter (SE  $1/4$ ) of Section Twenty-one (21), Township Sixteen (16) North, Range Thirty-one (31) West of 5<sup>th</sup> P.M., containing Forty (40) acres, more or less.





Account #: NWC6013981

Company: CRAFTON TULL  
901 N 47TH 400 ST  
ROGERS, AR 72756

Ad number #: 444441

PO #:

Matter of: Public Hearing City of Farmington 10/21

### AFFIDAVIT • STATE OF ARKANSAS

I, Maria Hernandez-Lopez, do solemnly swear that I am the Legal Clerk of the **NWA Democrat Gazette**, a daily newspaper printed and published in WASHINGTON/BENTON county, State of ARKANSAS; that I was so related to this publication at and during the publication of the annexed legal advertisement in the matter of :

Public Hearing City of Farmington 10/21

Pending in the court, in said County, and at the dates of the several publications of said advertisement stated below, and that during said periods and at said dates, said newspaper was printed and had a bona fide circulation in said County, that said newspaper had been regularly printed and published in said county, and had a bona fide circulation therein for the period of one month before the date of the first publication of said advertisement; and that said advertisement was published in the regular daily issues of said newspaper as stated below.

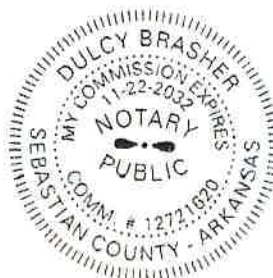
And that there is due or has been paid the **NWA Democrat Gazette** for publication the sum of \$47.12.  
(Includes \$0.00 Affidavit Charge).

**NWA Democrat Gazette 10/06/24; NWA nwaonline.com 10/06/24**

Maria Hernandez-Lopez  
Legal Clerk

State of ARKANSAS, County of Sebastian,  
Subscribed and sworn to before me on this 7th day of October, 2024

[Signature]  
NOTARY PUBLIC



NOTICE OF PUBLIC HEARING

A petition to rezone the property as described below has been filed with the City of Farmington on the 30 day of September, 2024.

Parcel ID (760-01825-000).

Legal description:

The Southeast Quarter (SE 1/4) of the Southeast Quarter (SE 1/4) of Section Twenty-one (21), Township Sixteen (16) North, Range Thirty-one (31) West of 5th P.M., containing Forty (40) acres, more or less.

A public hearing to consider this request to rezone the above described property from A-1 to RE-2 will be held on the 28 day of October, 2024, at 6:00 p.m. at Farmington City Hall,

354 West Main, Farmington, Arkansas. All interested persons are invited to attend.

October 6, 2024 444441

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**760-01825-005**  
**David & Anna Flores**  
**730 Lindle Road**  
**Farmington, AR 72730**  
**24304300**

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**760-01835-000**  
**Larry Craig & April D. Hardin**  
**4790 West Plymouth Rock Place**  
**Fayetteville, AR 72704**  
**24304300**

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**760-01834-000**  
**Larry Craig & April D. Hardin**  
**4790 West Plymouth Rock Place**  
**Fayetteville, AR 72704**  
**24304300**

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**760-01836-000**  
**Larry Craig & April D. Hardin**  
**4790 West Plymouth Rock Place**  
**Fayetteville, AR 72704**  
**24304300**

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**760-01836-001**  
**Mary Lou Gibbany**  
**708 Rheas Mill Road**  
**Farmington, AR 72730**  
**24304300**

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**001-12283-000**  
**Brady L. & Amy C. Meadors**  
**558 North Riding Ridge Road**  
**Fayetteville, AR 72704**  
**24304300**



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**096-0345-001**  
**Michael D. & Sandra D. Williams**  
**699 Rheas Mill Road**  
**Farmington, AR 72730**  
**24304300**

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**096-03450-000**  
**Calvin James & Tonia Sue Ramaker**  
**703 Rheas Mill Road**  
**Farmington, AR 72730**  
**24304300**

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**760-01941-000**  
**Betty Allen Hummel Revocable Trust**  
**683 Rheas Mill Road**  
**Farmington, AR 72730**  
**24304300**

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**096-03450-002**  
**Wanda I. Murray**  
**701 Rheas Mill Road**  
**Farmington, AR 72730**  
**24304300**

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**760-01942-000**  
**Ian Christopher & Michelle M. James**  
**695 Rheas Mill Road**  
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**760-01940-000**  
**Dustin Lee & Stacye Lucille Stewart**  
**683 Rheas Mill Road**  
**Farmington, AR 72730**  
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**Joshua A. & Kayla A. Tivis**  
**673 Rheas Mills Road**  
**Farmington, AR 72730**  
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**760-01928-001**  
**Griffin Scott Prior**  
**669 Rheas Mill Road**  
**Farmington, AR 72730**  
**24304300**

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**760-01927-000**  
**Grady Glen & Martha Hutson**  
**1923 Joyce Blvd. Apt. 204**  
**Fayetteville, AR 72703**  
**24304300**

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**760-01911-000**  
**First Baptist Church, Farmington**  
**1529 Devonshire Place**  
**Fayetteville, AR 72703**  
**24304300**

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**760-01853-002**  
**Scot E. & Beth A. Wales**  
**588 Rheas Mills Road**  
**Farmington, AR 72730**  
**24304300**

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**760-01859-000**  
**Kristen E. & Jamie L. Webb**  
**50 Wesley Stevens Road**  
**Farmington, AR 72730**  
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**760-01849**  
**Rick A. & Linda D. Hammons**  
**70 Wesley Stevens Road**  
**Farmington, AR 72730**  
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**760-01855-000**  
**Everette M. & Carol Rosebeary**  
**84 Wesley Stevens Road**  
**Farmington, AR 72730**  
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**760-01857-000**  
**Brent E. Vinson**  
**541 Rheas Mill Road**  
**Farmington, AR 72730**  
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**760-01848-000**  
**Robert C. & Isela Mendoza**  
**2501 West Arthur Hard Street**  
**Fayetteville, AR 72703**  
**24304300**

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**760-01847-000**  
**Artistry Homes LLC**  
**92 Wesley Stevens Road**  
**Farmington, AR 72730**  
**24304300**

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**760-01847-000**  
**Artistry Homes LLC**  
**78 Wesley Stevens Road**  
**Farmington, AR 72730**  
**24304300**

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**760-02375-000**  
**Goose Creek Properties, LLC**  
**496 Double Springs Road**  
**Farmington, AR 72730**  
**24304300**

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**760-01825-000**  
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**101 Wesley Stevens Road**  
**Farmington, AR 72730**  
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**760-01845-000**  
**Matthew Richard Taylor**  
**Stephanie Roxanne Ouyoumjian**  
**92 Wesley Stevens Road**  
**Farmington, AR 72730**

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